

May 4, 2015

**OFFICE OF THE HEARING EXAMINER
KING COUNTY, WASHINGTON**

400 Yesler Way, Suite 240
Seattle, Washington 98104
Telephone (206) 477-0860
Facsimile [\(206\) 296-0198](tel:(206)296-0198)
hearingexaminer@kingcounty.gov

**REPORT AND RECOMMENDATION TO THE
METROPOLITAN KING COUNTY COUNCIL**

SUBJECT: Department of Natural Resources and Parks file no. **E14CT038**
Proposed ordinance no. **2015-0129**
Parcel nos. **2124079032, 2124079074**

DANIEL AND YVONNE HALL, DANA MOORE AND GEOFF ROSEN
Open Space Taxation Application (Public Benefit Rating System)

Location: 31103 SE 58th Street and 31132 SE 60th Street, Preston

Applicants: **Daniel and Yvonne Hall**
PO Box 378
Preston, WA 98050
Telephone: (425) 222-0057
Email: yvonne.hall@wellsfargoadvisors.com

Applicants: **Dana Moore and Geoff Rosen**
PO Box 469
Preston, WA 98050
Telephone: (425) 222-3646
Email: dkmoore@centurytel.net

King County: Department of Natural Resources and Parks
represented by **Bill Bernstein**
201 S Jackson Street Suite 600
Seattle, WA 98104
Telephone: (206) 477-4643
Email: bill.bernstein@kingcounty.gov

SUMMARY OF RECOMMENDATIONS:

Department's Recommendation:	Approve 12.83 acres for 30% of market value
Examiner's Recommendation:	Approve 12.83 acres for 30% of market value

PRELIMINARY REPORT:

On April 10, 2015, the Department of Natural Resources and Parks (DNRP) submitted its report on file no. E14CT038 to the Examiner.

PUBLIC HEARING:

After reviewing the preliminary report and examining available information on file with the application, the Examiner conducted a public hearing on the application on April 22, 2015, in the Horiuchi Conference Room 12th Floor, King County Courthouse, 516 Third Avenue, Seattle, Washington. The Examiner received the affidavit of notice publication on April 23, 2015.

Participants at the public hearing and the exhibits offered and entered are listed in the attached minutes. A verbatim recording of the hearing is available in the Hearing Examiner's Office.

FINDINGS, CONCLUSIONS AND RECOMMENDATION: Having reviewed the record in this matter, the Examiner now makes and enters the following:

FINDINGS:**1. General Information:**

Owners:	Daniel and Yvonne Hall PO Box 378 Preston, WA 98050
---------	---

Dana Moore and Geoff Rosen PO Box 469 Preston, WA 98050

Location:	31103 SE 58th Street and 31132 SE 60th Street, Preston
STR:	SW 21-24-07
Zoning:	R-5SO
Parcel nos.:	2124079032, 2124079074
Total acreage:	16.93 acres

2. The Applicants timely filed an application to King County for PBRs program current use valuation of the property to begin in 2016. As required by law, notification of the application occurred.

3. A summary of relevant PBRs categories follows below. (Plain text represents a category an applicant requested an award for and that DNRP agrees is warranted. Any ~~strikethrough~~ represents a category an applicant requested an award for but that DNRP disagrees is warranted. Any *italics* represents a category an applicant did not request an award for, but that DNRP nonetheless concludes is warranted. And any *asterisks* represent a category where DNRP finds an award is warranted, but only if certain contingencies or conditions are met.)

PBRs categories:

Open Space Resources

Forest stewardship land

Rural open space 5

Significant wildlife or salmonid habitat 5

Watershed protection area 5

Bonus Categories

Contiguous parcels under separate ownership 2

17

The DNRP-recommended score of 17 points results in a current use valuation of 30% of market value for the enrolled portion of the property. Additional credit may be awarded administratively under the forest stewardship land category subject to submittal of a forest stewardship plan for the Moore/Rosen property (a plan for the Hall property has already been submitted and approved) by **August 3, 2015**, and subsequent approval by **October 1, 2015**. Award of credit under this category would increase the point total by 5 points, resulting in a current use valuation of 20% of market value for the enrolled portion of the property.

4. As to the land area recommended for PBRs enrollment, the Applicant requested 13.73 acres and DNRP recommends 12.83 acres. (Enrollment acreage is the entire parcel less the excluded area, as calculated by DNRP. In the event the County Assessor's official parcel size is revised, the PBRs acreage shall be administratively adjusted to reflect that change.)
5. Except as modified herein, the facts set forth in the DNRP preliminary report and testimony at the April 22, 2015, public hearing are correct and incorporated herein by reference. Copies of this report and the department report will be provided to the Metropolitan King County Council for final approval.

CONCLUSION:

1. Approval, pursuant to the Public Benefit Rating System adopted by Chapter 20.36 KCC, of 17 points and a current use valuation of 30% of market value for 12.83 acres of the property and conditional approval of 5 additional points (which would bring the total to 22 points and 20% of market value for 12.83 acres of the property), is consistent with the purposes and intent of King County to maintain, preserve, conserve, and otherwise

continue in existence adequate open space lands and to assure the use and enjoyment of natural resources and scenic beauty for the economic and social well-being of King County and its citizens.

2. The subject property is currently enrolled in the Public Benefit Rating System program. Any open space taxation participation agreement signed as a result of approval of this application should be worded to supersede any prior agreement(s) for the parcel.

RECOMMENDATION:

1. APPROVE current use valuation of 30% of market value for the 12.83-acre enrolled portion of the property.
2. CONDITIONALLY APPROVE additional credit under the forest stewardship land category, to be awarded administratively, if the Applicants submit a forest stewardship plan for the Moore/Rosen property (a plan for the Hall property has already been submitted and approved) by **August 3, 2015**, and subsequent approval by **October 1, 2015**. This would result in a current use valuation of 20% of market value for the 12.83-acre enrolled portion of the property.

DATED May 4, 2015.



Craig Weaver
Hearing Examiner pro tem

NOTICE OF RIGHT TO APPEAL

In order to appeal the recommendation of the Hearing Examiner, written notice of appeal must be filed with the Clerk of the King County Council with a fee of \$250 (check payable to King County Office of Finance) on or before **May 18, 2015**. If a notice of appeal is filed, the original and two copies of a written appeal statement specifying the basis for the appeal and argument in support of the appeal must be filed with the Clerk of the King County Council on or before **May 26, 2015**.

Filing requires actual delivery to the Clerk of the Council's Office, Room 1200, King County Courthouse, 516 Third Avenue, Seattle, Washington 98104, prior to the close of business (4:30) p.m. on the date due. Prior mailing is not sufficient if actual receipt by the Clerk does not occur within the applicable time period. If the Office of the Clerk is not officially open on the specified closing date, delivery prior to the close of business on the next business day is sufficient to meet the filing requirement.

If a written notice of appeal and filing fee are not filed within 14 calendar days of the date of this report, or if a written appeal statement and argument are not filed within 21 calendar days of the date of this report, the Clerk of the Council shall place a proposed ordinance that implements the Examiner's recommended action on the agenda of the next available Council meeting. At that meeting the Council may adopt the Examiner's recommendation, defer action, refer the matter to a Council committee, or remand to the Examiner for further hearing or further consideration.

Action of the Council Final. The action of the Council on a recommendation of the Examiner shall be final and conclusive unless within 21 days from the date of the action an aggrieved party or person applies for a writ of certiorari from Superior Court for the purpose of review of the action taken.

MINUTES OF THE APRIL 22, 2015, HEARING ON THE APPLICATION OF DANIEL AND YVONNE HALL, DEPARTMENT OF NATURAL RESOURCES AND PARKS FILE NO. E14CT038.

Craig Weaver was the Hearing Examiner in this matter. Bill Bernstein participated in the hearing on behalf of the department.

The following exhibits were offered and entered into the hearing record:

Exhibit no. 1	<i>Not submitted</i>
Exhibit no. 2	<i>Not submitted</i>
Exhibit no. 3	<i>Not submitted</i>
Exhibit no. 4	DNRP report to the Hearing Examiner
Exhibit no. 5	Affidavit of publication
Exhibit no. 6	Notice of hearing from the Hearing Examiner's Office
Exhibit no. 7	Notice of hearing from the PBRs/Timber program
Exhibit no. 8	Legal notice and introductory ordinance to the King County Council
Exhibit no. 9	Application signed/notarized
Exhibit no. 10	Legal description of area to be enrolled
Exhibit no. 11	Email to applicant regarding received application and approval schedule
Exhibit no. 12	Arcview and orthophoto/aerial map
Exhibit no. 13	Hall forest management plan
Exhibit no. 14	<i>Reserved for future submission of Moore/Rosen forest management plan</i>

CW/vsm

May 4, 2015

**OFFICE OF THE HEARING EXAMINER
KING COUNTY, WASHINGTON**

400 Yesler Way, Suite 240
Seattle, Washington 98104
Telephone (206) 477-0860
Facsimile (206) 296-0198
hearingexaminer@kingcounty.gov

CERTIFICATE OF SERVICE

SUBJECT: Department of Natural Resources and Parks file no. **E14CT038**
Proposed ordinance no. **2015-0129**
Parcel nos. **2124079032, 2124079074**

DANIEL AND YVONNE HALL, DANA MOORE AND GEOFF ROSEN
Open Space Taxation Application (Public Benefit Rating System)

I, Jonel Rabara, certify under penalty of perjury under the laws of the State of Washington that I transmitted the **REPORT AND RECOMMENDATION TO THE METROPOLITAN KING COUNTY COUNCIL** to those listed on the attached page as follows:

- ☒ EMAILED to all County staff listed as parties of record/interested persons and primary parties with e-mail addresses on record.
- ☒ caused to be placed with the United States Postal Service, with sufficient postage, as **FIRST CLASS MAIL** in an envelope addressed to the non-County employee parties of record/interested persons at the addresses indicated on the list attached to the original Certificate of Service.

DATED May 4, 2015.



Jonel Rabara
Legislative Secretary

All Parties of Record

Akada, Irene

Department of Assessments
ADM-AS-0708
Seattle

WA 98104

Sundberg, Charlie

Department of Natural Resources and Parks
KSC-NR-0700
Seattle

WA 98104

Bernstein, Bill

Department of Natural Resources and Parks
KSC-NR-0600
Seattle

WA 98104

Geoff Rosen, Dana Moore

PO Box 469
Preston

WA 98050
mailed paper copy

Hall, Daniel & Yvonne

PO Box 378
Preston

WA 98050
mailed paper copy

Kim, Megan

Department of Natural Resources and Parks
201 S Jackson Street Suite 600
Seattle

WA 98104

Morse, Wendy

Department of Assessments
ADM-AS-0708
Seattle

WA 98104

Noris, Anne

Metropolitan King County Council
MS KCC-CC-1200
Seattle

WA 98104

Reed, Mike

Metropolitan King County Council
KCC-CC-1200
Seattle

WA 98104

Sullivan, Ted

Department of Natural Resources and Parks
KSC-NR-0600
Seattle

WA 98104